

# Staff Summary Report

**Development Review Commission Date:** 10/09/07

**Agenda Item Number:** \_\_10\_\_

**SUBJECT:** Hold a public meeting for a Development Plan Review for RCI SYSTEMS BUILDING ADDITION located at 1220 West Geneva Drive.


**DOCUMENT NAME:** DRCr\_RCI-Systems-Add\_100907

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

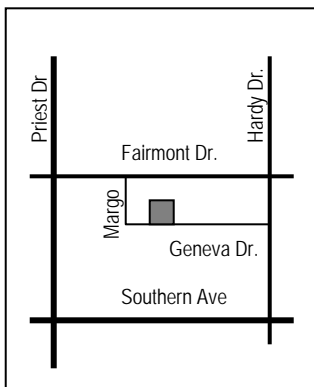
**COMMENTS:** Request for **RCI SYSTEMS BUILDING ADDITION (PL070380)** consists of an 12,348 s.f office/warehouse building addition to an existing 12,030 s.f. building on 1.52 net acres. The site is located in the General Industrial Zoning District. The request includes the following:

**DPR07184** – Development Plan Review including site plan, building elevations, and landscape plan.

**PREPARED BY:** Kevin O'Melia, Senior Planner (480-350-8432)  
**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989)   
**LEGAL REVIEW BY:** N/A  
**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions (1- 24).

## ADDITIONAL INFO:



Gross/Net site area	1.52 acres (66,217 s.f.)
Total building area	24,378 s.f. (12,348 s.f. add + 12,030 s.f. existing)
Lot Coverage	35 % (100% maximum allowed)
Building Height	28 ft (35 ft maximum allowed)
Building setbacks	+79' front, +0' side, +6' rear (25', 0', 0' min.)
Landscaped area	32 % (10% minimum required)
Vehicle Parking	57 spaces (47 min. required, 59 max allowed)
Bicycle Parking	6 spaces (6 minimum required)

RCI is a fire sprinkler contractor in need of an expanded work space. This industrial building addition, which approximately doubles the space currently occupied by RCI, is a planned expansion into the undeveloped central portion of the site. Parking, landscaping and storm water retention have previously been improved in anticipation of this addition.

A neighborhood meeting is not required with this application.

**PAGES:**

1. Table of Contents
2. Comments / Reasons for Approval
- 3-8. Conditions of Approval
8. History & Facts / Zoning & Development Code Reference

**ATTACHMENTS:**

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Site Plan, sheet A 1.0
5. Floor plans, sheet A 2.0
6. North, South and East Building Elevations (existing + addition), sheet A 3.0
7. Building Sections, sheet A 4.0
8. Landscape Plan & Legend
9. Color Presentation Elevations, sheet A2.3

**COMMENTS:**

The applicant is requesting approval of a Development Plan for an office/warehouse building addition to the east of the existing building. The addition will occupy a vacant pad on the 1.52 acre site. The existing office/warehouse is 12,030 s.f. and the enlargement--including the addition--is 24,378 s.f. Site improvements, including parking, were approved in 2004 and have been completed. The addition will trigger further site improvements, including parking and a gated service yard, on the east of the site.

**Project Analysis**

The project is located on Geneva Drive to the north of Southern Avenue and to the west of Priest Drive in the Broadway Industrial Park Unit 4. This area is witnessing other construction activity; the Fairmont Business Park, now under construction, is a few properties removed to the east.

The single story existing office/warehouse is located in the northwest corner of the site. The addition is 21,348 s.f. and is primarily single story office and warehouse, although a storage mezzanine is included. In massing, height and architectural expression, the addition is similar to the existing building. The structure is composed of concrete masonry units with a concealed metal roof deck system. The roof is supported with steel joists, girders and columns. The roof supports mechanical equipment that is concealed behind parapets. The masonry is faced with exterior plaster and painted with field and accent colors that extend the paint scheme of the existing building. Similarly, the dark anodized aluminum storefront frame and insulated glazing of the addition matches the existing building.

**Conclusion**

The addition follows a phased plan for the build out of this property and reflects the expansion needs of this business. Staff recommends approval.

**REASONS FOR APPROVAL:**

1. The project is an industrial use within an industrial district. The use fits comfortably within the General Plan Projected Land Use for this area.
2. The project will meet the development standards for an industrial district as required under the Zoning and Development Code.

**CONDITIONS OF APPROVAL**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLETED ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

**General**

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **October 09, 2008** or the Development Plan approval will expire.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Review dated **August 29, 2007**. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Development Plan approval prior to issuance of building permit.
  - Planning staff acknowledges there is an existing 6'-0" wide sidewalk in the front of the property.
  - Identify and as required relocate easements and existing buried utilities in way of this development.
  - If any warehouse or office at 1220 West Geneva Drive is to be subdivided for condominiums, provide a Condominium Plat and Codes, Covenants and Restrictions Agreement for the condominiums prior to a Certificate of Occupancy. The Condominium Plat requires separate process review through City Council followed by recordation at the Maricopa County Recorder's Office. The CC&R's require review by the Development Services and City Attorney's Offices followed by approval by the Development Services Director and the City Attorney, followed by recordation at the Maricopa County Recorder's Office.
  - Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Water Resources (pete\_smith@tempe.gov) if there are any questions regarding the purpose or content of the water conservation reports.
  - The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Community Development Office (chris\_messer@tempe.gov) if questions regarding the process described in this condition.
  - Security Requirements: Follow the design guidelines related to the location of pedestrian environments and places of concealment as outlined in the ZDC Appendix A-II (C).
  - Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, the applicant shall be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning), or purchased at Development Services.

- Standard Details:
  - Tempe Standard “T” details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering) or purchased from the Engineering Division, Public Works Department.
  - Tempe Standard “DS” details for refuse enclosures may be accessed through [www.tempe.gov/bsafety](http://www.tempe.gov/bsafety) (go to Applications and Forms, then go to Civil Engineering and Right of Way to find refuse details) or obtain copies of details at Development Services.

## Site Plan

2. At existing disabled accessible parking, it is acceptable to leave depressed curb / sidewalk access as constructed following the 2004 Design Review approval.
3. Remove existing slatted chain link fence on-site at east and north property lines. Replace existing fence with steel vertical picket fence at minimum 6'-0" height from grade. Limit horizontal rails to one top and one bottom to inhibit climbing. Provide maximum 0'-4" clearance between pickets. Minimum extent of fence as follows: from Northeast corner of addition, across swale north to north property line; east along north property line east to northeast property corner; and south along east property line to northeast corner of secure yard.
4. Enclose service yard east of the addition with wall of minimum 8'-0" high masonry. Where materials are stored in the yard, increase the height of the masonry wall as needed to match the height of the stored items, up to a maximum of 10'-0". A steel vertical picket cap on top of the service yard masonry wall is acceptable as long as the masonry itself without the cap is minimum 8'-0" high. Exceptions to the 8'-0" service yard masonry wall at the perimeter of the yard are allowed as follows:
  - a. At north side of service yard (facing retention basin) provide minimum 8'-0" high masonry or provide minimum 6'-0" high steel vertical picket fence.
  - b. At south service yard drive gate provide minimum 6'-0" high steel vertical picket roll gate. Equip this gate with a “Knox” key switch for emergency ingress.
  - c. Opposite the roll gate, on the north side of the service yard, provide a steel vertical picket access gate from the secure yard to the retention basin. Size this gate for maintenance vehicle access to the retention basin.
5. Enclose exit way between the existing building and the addition. It is acceptable to provide a yard fence with the general configuration of the existing steel vertical picket fence (with top picket turnouts and masonry base) found at the southwest corner of the existing building. Provide the following design modifications to provide more effective access control:
  - a. maximum 0'-4" clearance between pickets
  - b. minimum 6'-0" steel vertical picket fence height above top of masonry base wall.
  - c. At yard exit gate, design gate and provide hardware so gate may be opened from the exit side while the design precludes unauthorized triggering of the mechanism from the public side. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
6. Provide a minimum 10'-0" wide landscaped island on the east of the roll gate, where one side of the gate/fence has a minimum 7'-0" wide by full length of parking space landscape area.
7. Locate additional electrical service entrance section inside the building, in a flush fitting alcove at the surface of the building or inside the enclosed service yard.
8. Upgrade of existing asphaltic concrete paving to concrete or clay unit paving at driveway aprons from back of sidewalk bypass to 20'-0" on site is recommended but is not required.
9. Place exterior, freestanding reduced pressure and double check backflow assemblies, whether installed with this construction phase or pre-existing this phase, in pre-manufactured, pre-finished, lockable cages

(one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

10. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the building.
- Maintain 100 year on-site storm water retention for this property; coordinate site re-design with requirements of the Public Works/Engineering Division.
  - Clearly define fire lane, including straight lane into interior of service yard. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or any overhead structure. Layout of fire lane is subject to approval of the Fire Department (jim\_walker@tempe.gov).
  - There are no existing overhead site utilities. Locate utility extensions underground. Coordinate site layout with utility provider(s), provide adequate access easement(s) and ensure no conflict exists with the site layout or foundation design.
  - Clearly indicate property lines and the dimensional relation of the existing building and addition to the property lines.
  - Under Geneva Drive, upsize the existing 6" diameter public water line to 8" diameter or contribute to utility upgrade fund. Contact Public Works/Water Utilities Division regarding resolution of this item (tom\_ankeney@tempe.gov).
  - Determine if increase in quantity of refuse containers is required with this addition. Contact Public Works/Solid Waste Division regarding resolution of this item (ron\_lopinski@tempe.gov). If an extra container is needed, provide a double refuse enclosure in place of the existing single enclosure. Design enclosure under guidelines of Standard Detail DS-116. Finish the enclosure with exterior plaster and paint to match the building.
  - Parking spaces:
    - Modify parking calculation. Include storage mezzanine in calculation of vehicle parking. Verify quantity of disabled accessible parking is adequate for the enlarged parking quantity. Indicate required and provided bicycle parking.
    - If additional disabled parking is provided, verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
    - Distribute bike parking areas nearest to main entrances. Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

## **Floor Plans**

11. Reduce depth of alcove at north elevation to 8" so the recess cannot be used as a place of concealment.
- Public Restroom Security:
    - Lights in restrooms:
      - Provide 50% night lights
      - Activate by key or remote control mechanism
    - Single user restroom door hardware: Provide a key bypass on the exterior side

- Verify amount and location of exiting with Building Safety Division (roger\_vermillion@tempe.gov).
- Provide a security vision panel at service and exit doors with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

### **Building Elevations**

12. Provide painted stucco finish on masonry field and accent band similar to existing building. Revise notes that indicate the building exterior finish is paint direct applied to masonry.
  13. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. During construction, Planning inspection staff will field verify colors and materials.
  14. Provide roof access that is fully concealed on four sides, including full concealment of external ladder from lower to upper roofs. If external ladder cannot be concealed, or if parapet opening at top of ladder exposes roof-mount mechanical equipment, replace external ladder with roof scuttles to each separate roof.
  15. Indicate design of exposed roof drainage system, including metal components that are painted to match the adjacent exterior plaster field and accent colors. Match design of roof drainage system of existing building to that of the addition.
  16. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these exposed elements.
  17. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.
- Measure height of building addition parapets from Geneva top of curb in center front of property
  - Fully concealed roof mount equipment on four sides with parapets of equal or greater height; coordinate this ordinance requirement with parapets of varying height.

### **Lighting**

- Conform to the illumination requirements of ZDC Sec. 4-801 through 4-805 and follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.

### **Landscape**

18. Salvage four existing mesquites (State of Arizona "protected" tree) in way of building addition and service yard. Transplant the mesquites elsewhere on site and re-use in the site landscape.
19. Remove dead Australian Bottle tree in frontage. Place trees in frontage so at least one tree is provided for every 30'-0" of frontage.
20. Irrigation notes:
  - a. Provide an irrigation plan that clearly indicates existing elements and additions.
  - b. For irrigation extension, provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.

- c. Locate valve controller in a vandal resistant housing. Hardwire power source to controller (a receptacle connection is not allowed).
  - d. Repair existing irrigation system on site or in the adjacent Geneva Drive right of way where damaged by work of this project. Provide temporary irrigation to existing landscape on site or in public right of way adjacent to site for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontage is irrigated as part of the reconfigured system at the conclusion of this construction.
21. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
22. Treat swale at northern edge of property line with landscape to prevent erosion. Rock groundcover is acceptable if pieces are less than 2" diameter. If the pieces are larger (up to 12" diameter), embed the pieces 2/3 into a concrete substrate so they cannot be removed by hand and used for criminal activity.
23. Match existing rose color decomposed granite used on site.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

### **Signage**

24. Provide details of major building address signs for review during building plan check process. Each major address sign consists of an illuminated, 12" high, metal, reverse pan channel, individually mounted set of address numbers that are attached to the building elevation. The street name and direction are not part of the address sign. Do not affix a number or letter to the building that might be mistaken for the address assigned to the building. Maintain minimum 50 percent contrast between address number and the background to which it is attached. Locations of major address signs indicated on elevations as indicated in the submittal are acceptable. Consider modification of height of address signs to avoid visual conflicts from entrance canopies and tree foliage. In addition to the major address signs, provide the following:
- a. 6" high vinyl (or similar) address number set on the glass directly above each business entrance.
  - b. 1" address number set at meter in accordance with electrical code and utility company standards.
- Obtain sign permit (including for identification signs, halo illuminated address signs, and as required) as a separate process. Planning staff recommends this be done during building plan check review. Conform to the sign requirements of ZDC Sec. 4-901 through 4-904.
    - Directional signs (if proposed) may not require a sign permit, depending on size. In any case, directional signs are subject to review by Planning during plan check process.
    - Separate Development Plan Review process may be required if signs do not conform to ZDC Sec. 4-901 through 4-904.

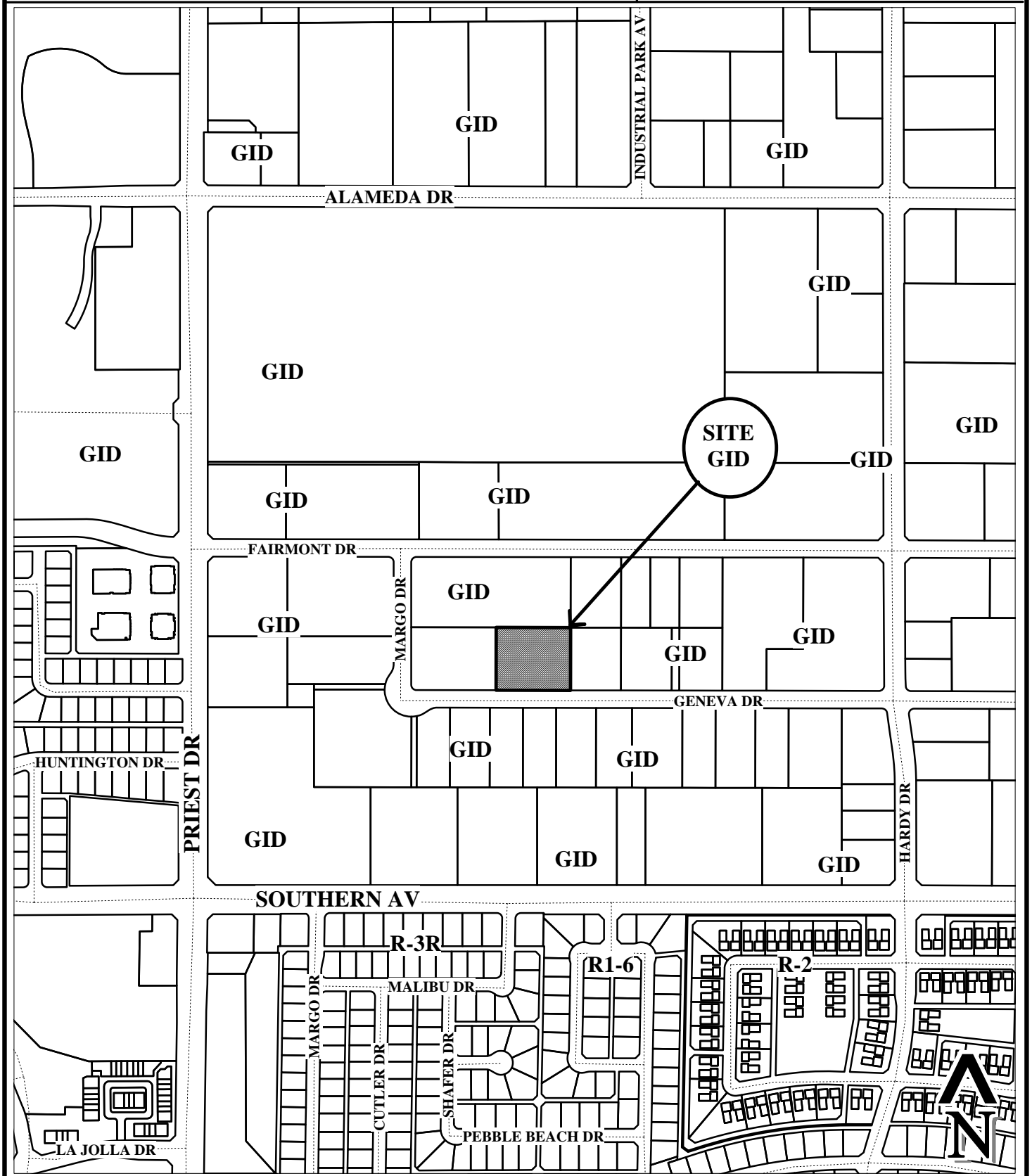


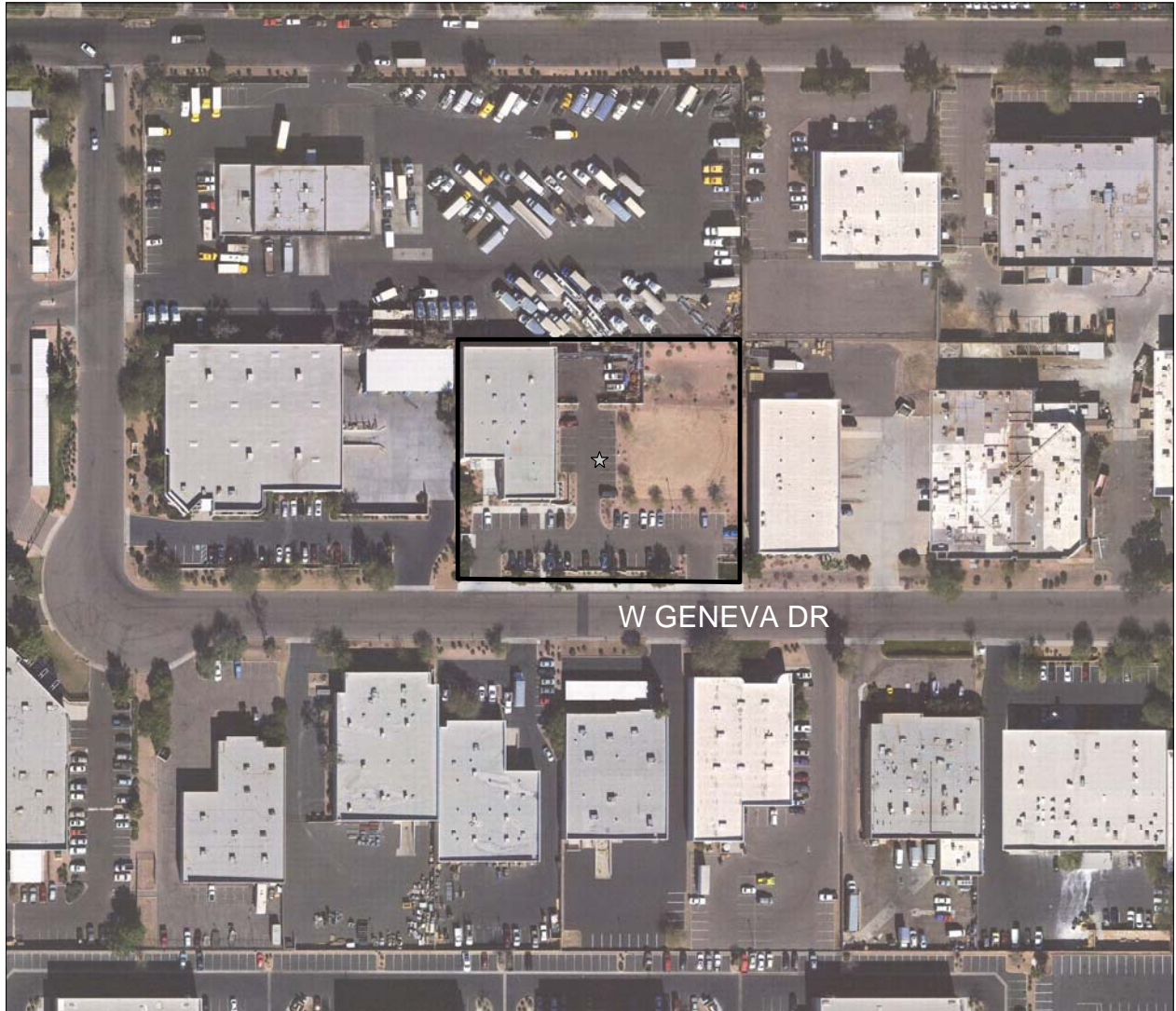
**HISTORY & FACTS:**

- October, 1978      The City Council approved the Broadway Industrial Park Unit 4 subdivision. This subdivision consists of 37 lots. Broadway Industrial Park Unit 4 is bounded by Southern Avenue to the south, Fairmont Drive to the north, Hardy Drive to the east and Priest Drive to the west. There is one exception property at the northwest corner of Hardy and Southern.  
Note: The subject property at 1220 W. Geneva Dr. is Lot 8.
- January 25, 1989      The Board of Adjustment granted the following for Neltec Tempe at 1220 W. Geneva Drive
- a. Variance to increase the maximum building height from 35'-0" to 45'-0" for a portion of the building.
  - b. Variance to reduce the required front yard setback from 15'-0" to 10'-0" to allow parking encroachment.
- February 1, 1989      The Design Review Board approved the request for building elevations, site and landscape plans by Neltec Tempe located at 1220 W. Geneva Drive in the I-2, General Industrial District.
- May 26, 2004      The Design Review Board staff approved site plan and building elevation modifications including new lighting, landscaping, parking screen walls, doors, windows and a patio area at 1220 W. Geneva Drive in the I-2, General Industrial District.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review

**RCI SYSTEMS INC.**
**PL070380**




RCI SYSTEMS, INC (PL070380)

21 December 2007

**City of Tempe**

Development Services Department  
315 E. 5th Street, Garden Level  
Tempe, AZ 85281

**RE:     Addition to RCI Systems, Inc**  
          1220 W. Geneva Drive

Dear Sirs,

RCI Systems, Inc., a fire sprinkler contractor located at 1220 W. Geneva Drive, proposes a 10,736 square foot addition to their existing 12,030 square foot office/warehouse facility in the Broadway Industrial Park. The addition will also include a 1,612 square foot mezzanine located at the south end of the proposed addition. The addition will be constructed of steel framing members and load bearing masonry exterior walls. The colors of the exterior finish materials including the proposed aluminum storefront windows will match the existing facility.

The addition is proposed at two new parapet heights to provide variety in the street wall and to provide screening for all roof mounted mechanical equipment. All new doors in the proposed addition will be placed to provide visibility from the street for surveillance purposes and to provide visibility of pedestrian areas. The lowered section between the existing building and the major component of the addition will provide additional visual interest for the elevations and provide an opportunity to replace the existing roof access ladder to grade with a more secure solution. An internal ladder and roof hatch will be installed to gain access to the lower roof area. The existing ladder to grade will be modified to be accessed from the lower roof and a new ladder will be installed from the lower roof area to the new higher roof.

The new addition will provide additional shading for the existing offices on the east side of the existing building. The new addition will have 1" insulated glazing units on the south and east facades only to avoid excessive heat gain from windows with a westerly exposure. Glazing units will be set to the inside face of the proposed walls to gain as much shading as possible.

The proposed exterior finish materials and building massing are similar and are in keeping with other structures in the immediate area. New glazed openings are proposed at locations to enhance the overall appearance of the building, provide a human scale, and to provide visibility of adjacent exterior areas for security reasons.

It is anticipated at the time of this submittal that there will be no new utilities provided for the addition project. The existing building entry will continue to be the main entry for the facility. Doors in the new addition and any proposed connections to existing entries will be illuminated per City of Tempe requirements. The accessible path to the building will remain unchanged.

The existing site circulation and proposed additions to parking and service areas are designed to minimize conflicts between pedestrian and vehicular traffic. The existing accessible path utilizes accent paving to clearly define the pedestrian path as it crosses the existing vehicular traffic area.

The existing site landscaping materials and site walls provide visual access into parking areas and building entries. The existing site walls are comprised of separate curved and straight wall sections to provide areas of visual access and to provide visual interest while creating a pleasing rhythm of masonry walls and plant materials. The existing site lighting complements the building and provides a pleasing night-scape. All new areas proposed will be designed to complement the existing design.

AUG 23 2007



GENERAL NOTES:

- A. ALL EXTERIOR EQUIPMENT TO BE PAINTED TO MATCH BUILDING AND SCREENED FROM VIEW.
- B. ALL ADJACENT PROPERTIES ARE ZONED 1-2.
- C. PROVIDE "NOX BOX" AT FRONT ENTRY AND "NOX END LOOK" ON YARD GATE AS DIRECTED BY FIRE MARSHAL.

KEYED NOTES:

- 1. EXISTING SITE SCREEN WALLS TO REMAIN.
- 2. EXISTING RETUSE ENCLOSURE TO REMAIN.
- 3. WROUGHT IRON FENCE TO MATCH EXISTING.
- 4. NEW CONCRETE CURB TO MATCH EXISTING.
- 5. SLIDING WROUGHT IRON GATE, DESIGN SIMILAR TO EXISTING.
- 6. EXISTING PARKING AREA TO REMAIN.
- 7. EXISTING DRIVE APRON TO REMAIN.
- 8. EXISTING BUILDING TO REMAIN.
- 9. EXISTING SCREENED GROUND MOUNTED MECHANICAL UNITS.
- 10. EXISTING LANDSCAPING TO REMAIN.
- 11. EXISTING FDC TO REMAIN.
- 12. EXISTING ACCESSIBLE PARKING STALLS AND SIGNAGE.
- 13. EXISTING FENCE TO REMAIN.
- 14. EXISTING GATE TO REMAIN.
- 15. EXISTING FEATURE PAVING TO REMAIN.
- 16. EXISTING SIDEWALK TO REMAIN.
- 17. NEW CONCRETE SIDEWALK - MATCH EXISTING.
- 18. EXISTING ACCESSIBLE ROUTE TO PUBLIC WAY TO REMAIN.
- 19. EXISTING BIKE RACK TO REMAIN.
- 20. EXISTING ELECTRICAL SERVICE ENTRANCE SECTION.
- 21. FIRE DEPARTMENT TRUCK TURNING RADIUS 25' INSIDE RADIUS, 45' OUTSIDE RADIUS.

APPLICABLE CODES

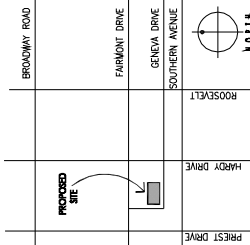
- 2003 INTERNATIONAL BUILDING CODE (IBC)
- 2003 NATIONAL MECHANICAL CODE (NMC)
- 1996 NATIONAL ELECTRICAL CODE (NEC)
- ARIZONA STATE PLUMBING CODE
- 2003 INTERNATIONAL FUEL GAS CODE.
- 1999 NFPA 13

NARRATIVE

DESIGN NARRATIVE AND GOAL:  
NEW WAREHOUSE AND METZANINE ADDITION ON EXISTING OFFICE/WAREHOUSE BUILDING.

VICINITY MAP

NO SCALE



PROJECT INFORMATION

PROJECT: RCI SYSTEMS INC  
ADDRESS: 1220 W. GENEVA DRIVE  
TEMPE, ARIZONA 85282  
ARCHITECT/APPLICANT: PLACER & ASSOCIATES, L.P.  
688 W. FIRST STREET, SUITE 1  
TEMPE, ARIZONA 85281

CASE NUMBER (DESIGN REVIEW): TLD0

SITE DATA

ZONING: G00  
LOT AREA: 66,217 S.F. (1.201 ACRES)  
BUILDING LOT COVERAGE: 12,035 S.F.  
EXISTING: 12,035 S.F.  
PROPOSED ADDITION: 10,736 S.F.  
(@ GROUND LEVEL)  
TOTAL BUILDING AREA: 22,766 S.F.  
LOT COVERAGE: 34.4%  
MAX. LOT COVERAGE: NA

LEGAL DESCRIPTION

PARCEL NUMBER: 123-00-046  
BROADWAY INDUSTRIAL PARK UNIT 4-A MCH 228-38  
SECTION TOWNSHIP RANGE: 28 N 4E

EXISTING BUILDING DATA

OFFICE: B OCCUPANCY: 7550 SQ.FT.  
WAREHOUSE: F-2 OCCUPANCY: 4480 SQ.FT.

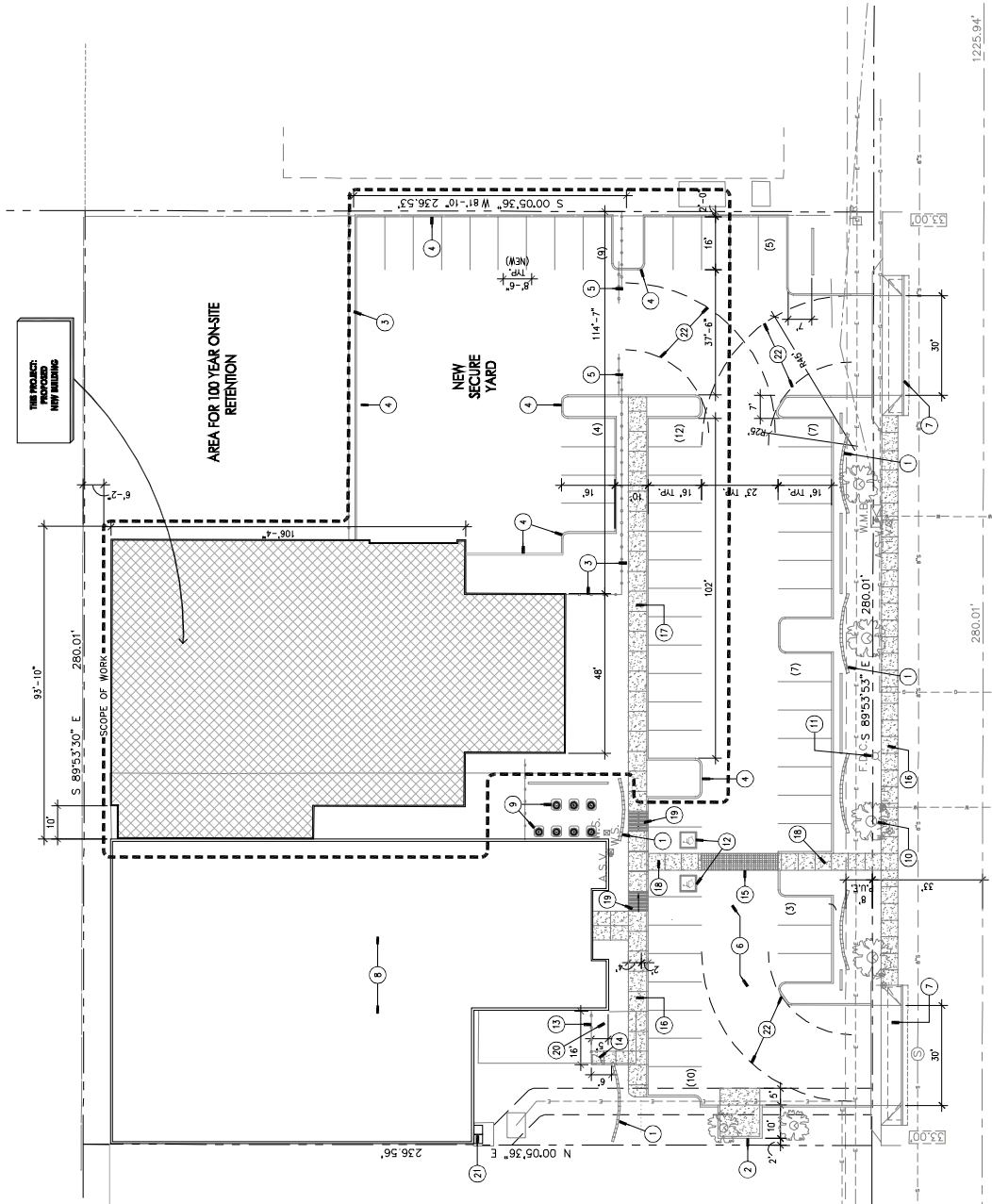
PROPOSED BUILDING DATA

OCCUPANCY: F-2  
CONSTRUCTION TYPE: VB  
FIRST LEVEL: 10,736 SQ.FT.  
METZANINE: 1,617 SQ.FT.  
TOTAL: 12,348 SQ.FT.

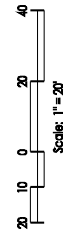
PARKING DATA

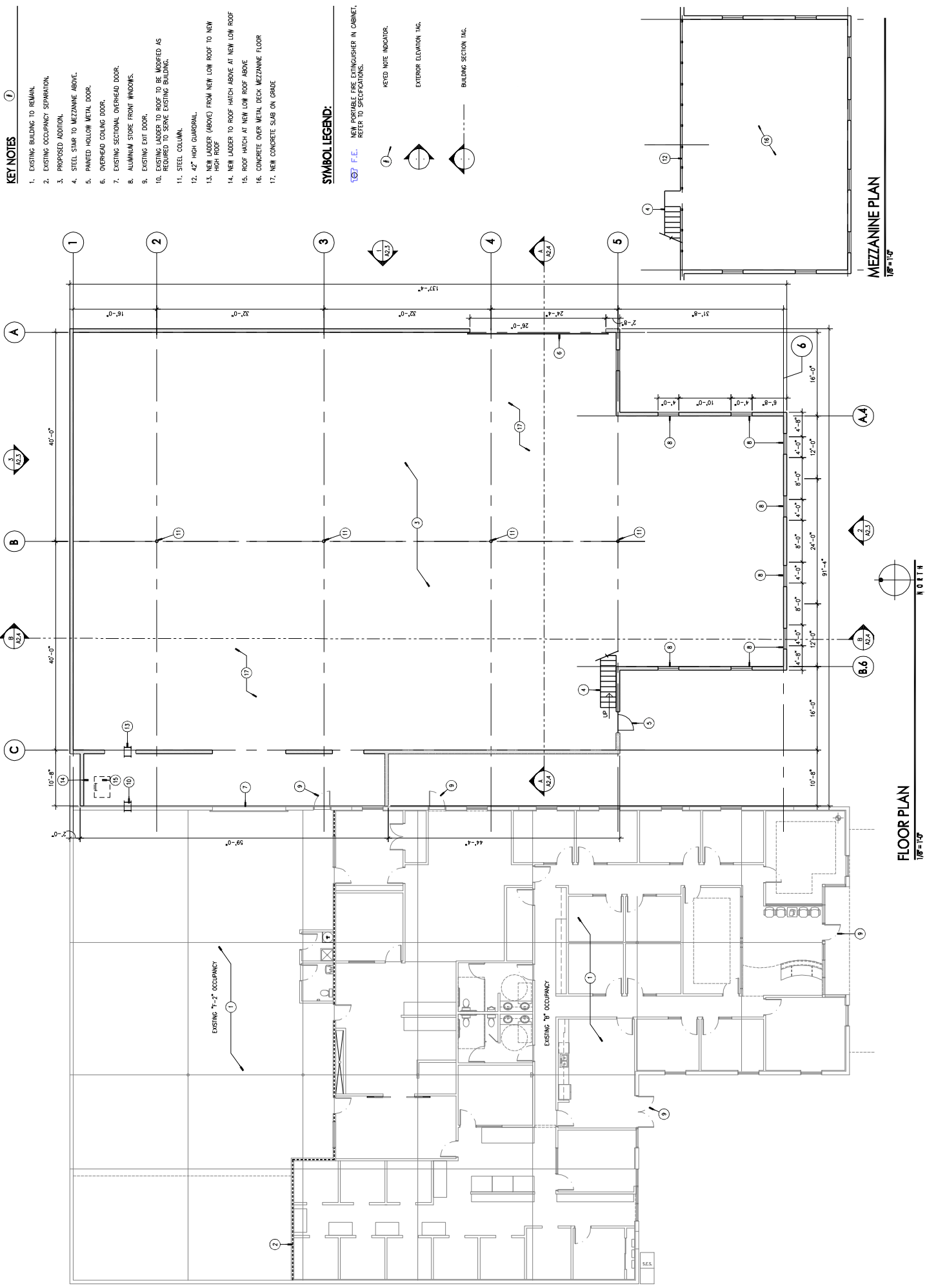
OFFICE - EXISTING (7550 SQ.FT./300): 26 SPACES  
WAREHOUSE - EXISTING (4480 SQ.FT.): 26 SPACES  
WAREHOUSE - PROPOSED (10736 SQ.FT.): 2 SPACES  
WAREHOUSE - TOTAL (15216 SQ.FT.): 28 SPACES  
WAREHOUSE - (151 10000 SQ.FT. / 5000): 20 SPACES  
WAREHOUSE - (5316 SQ.FT. / 5000): 2 SPACES  
PARKING REQUIRED: 48 SPACES  
PARKING PROVIDED: 57 SPACES

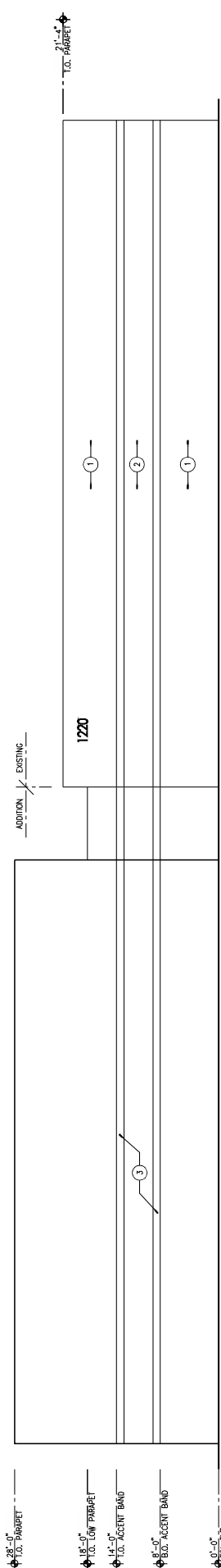
EMERGENCY COOLED BY UNITS CONCEALED BY PARAPET  
ROLL-UP DOOR AROUND PERIMETER. OPENINGS FOR NATURAL LIGHT  
MASONRY OR TILT-UP CONSTRUCTION  
FULLY SPRINKLERED (A.F.E.S.)



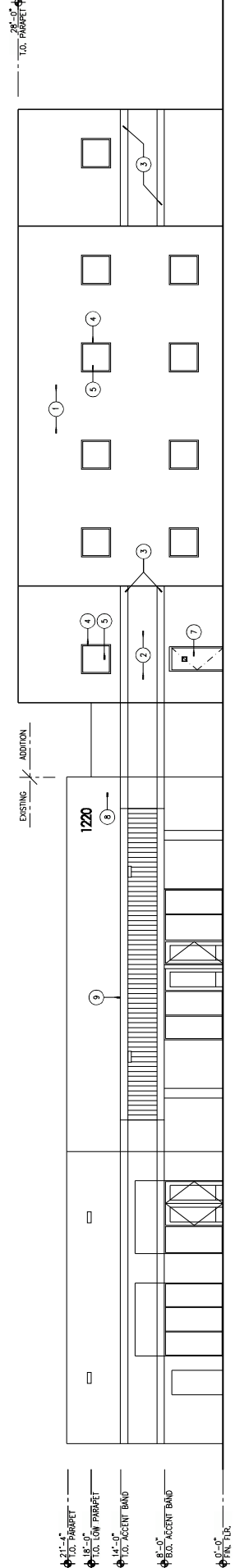
ARCHITECTURAL SITE PLAN



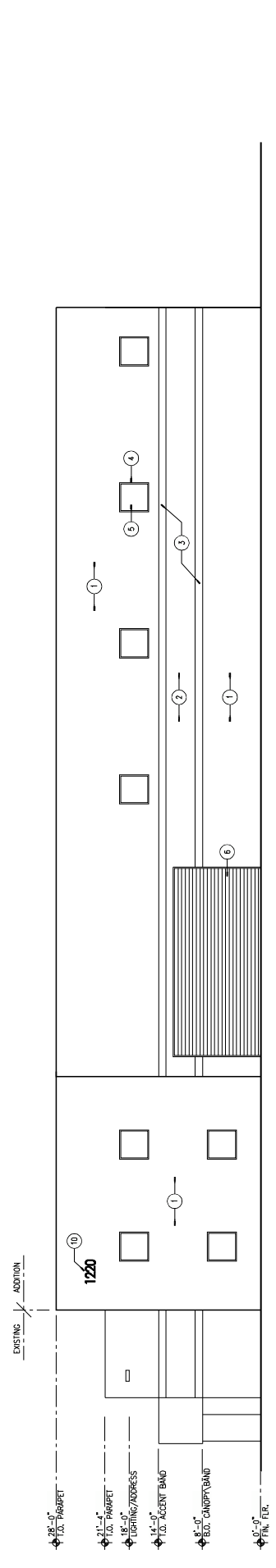




3  
 1220  
 1/8" = 1'-0"  
 REAR ELEVATION (NORTH)



2  
 1220  
 1/8" = 1'-0"  
 FRONT ELEVATION (SOUTH)



1  
 1220  
 1/8" = 1'-0"  
 SIDE ELEVATION (EAST)

KEY NOTES: MATERIALS & COLORS

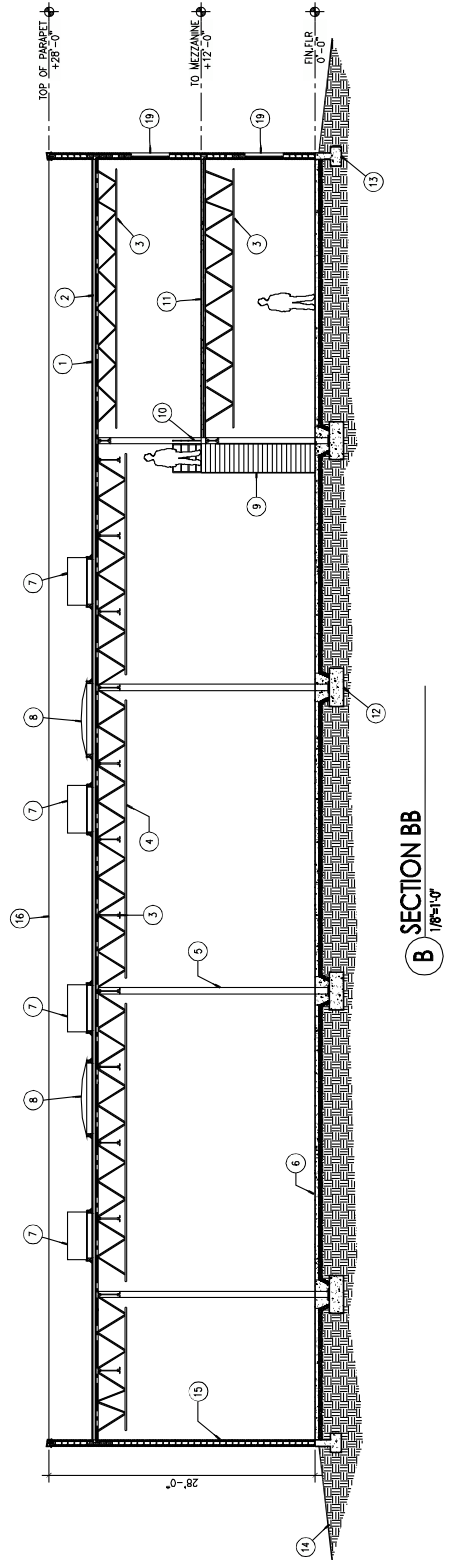
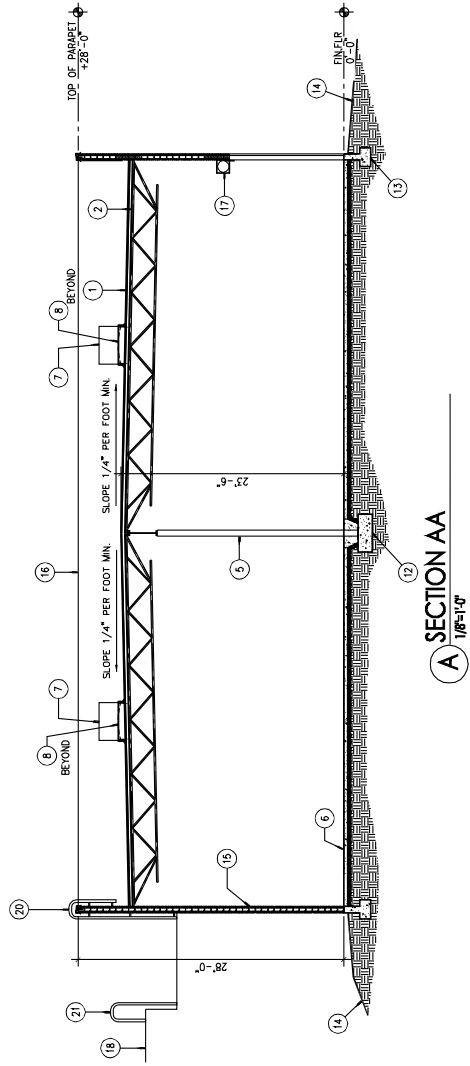
(COLORS BASED ON PITTSBURGH PAINT)

1. PAINTED CONCRETE MASONRY UNITS
2. PAINTED CONCRETE MASONRY UNITS
3. PAINTED CONCRETE MASONRY UNITS - REVEAL
4. DARK ANODIZED ALUMINUM STOREFRONT
5. 1" INSULATED GLASS
6. OVERHEAD COILING DOOR - PAINT TO MATCH ADJACENT MASONRY
7. PAINTED HOLLOW METAL DOOR
8. EXISTING PAINTED COLLECTOR BOX AND DOWN SPOUT
9. EXISTING METAL FASCEA
10. BUILDING ADDRESS - MATCH EXISTING.

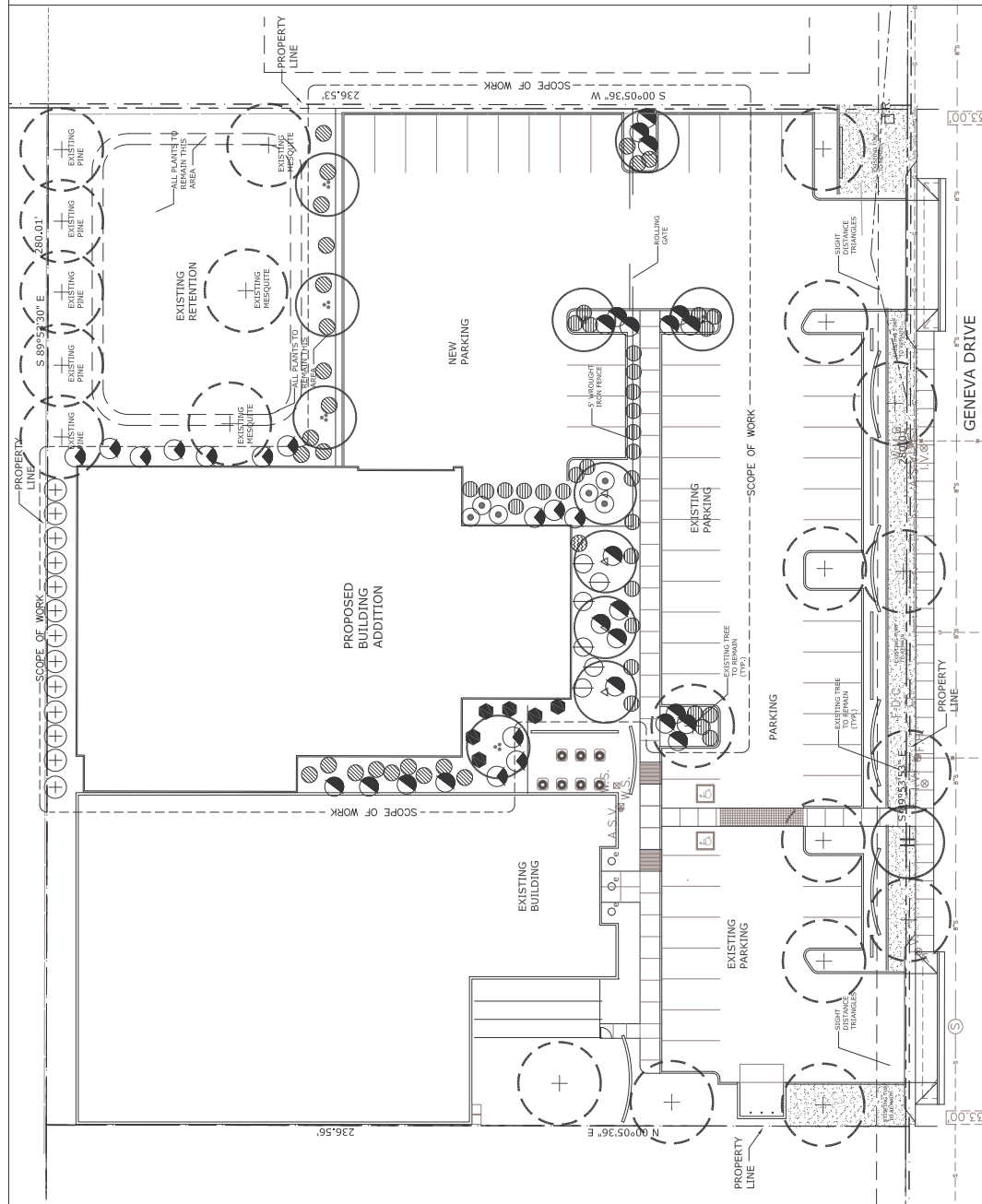
- 116-2 SPICE MORTY
- 116-4 SHELL FLOWER
- 306-7 RHODODENDRON
- 507-7 BENITCHED
- SOLAR BRONZE
- MATCH ADJACENT MASONRY BANDS
- 116-2 SPICE MORTY
- MATCH ADJACENT MASONRY BANDS
- WEATHERED ZINC
- 507-7 BENITCHED

**KEYED NOTES:**

1. FOAM ROOF
2. METAL ROOF DECK SYSTEM
3. STEEL OPEN WEB JOIST
4. STEEL JOIST GIRDERS
5. STEEL COLUMNS
6. CONCRETE FLOOR SLAB OVER ABC
7. MECHANICAL UNIT ON CURB
8. UNIT SKYLIGHT WITH SECURITY GRILLE
9. STEEL STAIR
10. GUARD RAIL - BEYOND
11. CONCRETE MEZZANINE OVER METAL DECK
12. CONCRETE FOOTING
13. CONCRETE STEM WALL AND FOOTING
14. FINISHED GRADE
15. MASONRY BEARING WALL
16. LINE OF PARAPET BEYOND
17. LINE OF COILING DOOR HOOD
18. LINE OF BUILDING BEYOND
19. GLAZED ALUMINUM STORE FRONT WINDOW
20. LADDER TO ROOF
21. EXISTING LADDER TO ROOF





LANDSCAPE LEGEND

TREES	SPECIES	SIZE
ULMUS PARVIFOLIA	24	U.
CHINESE EVERGREEN ELM	24	U.
PINUS HALEPENSIS	24	U.
ALEPPO PINE	24	U.
PROSOPIS GLANDULOSA	24	U.
HONEY MESQUITE	24	U.

CERCIDIUM PRAECOX	24
PALO BREA	U.
ACACIA MINUTA	24
SWEET ACACIA	U.
PROSOPIS VELUTINA	24
ARIZONA MESQUITE	U.
ACACIA STENOPHYLLA	24

SHOESTRING ACACIA	SHRUBS	SPECIES	SIZE	UNIT
	CASALPINIA PULCHERRIMA		5 G	
	RED BIRD OF PARADISE			
	ENCELIA FARINOSA		5 G	
	BRITTLE BUSH			
	MILK LINGERBUSH		5 G	

3 5  
 MONTLENGER NGDAX  
 NASHVILLE DEER GRASS  
 15  
 LARREA TRIDENTATA  
 CREOSOTE BUSH  
 5 G  
 TECOMA STANS  
 ARIZONA YELLOW BELLS  
 5 G  
 RUELLIA BRITTONIANA  
 KATIE RUELLIA

SPECIES	SIZE
SALVIA GREGGII AUTUMN SAGE	5 G
<b>GROUNDCOVERS</b>	
HESPERALOE PARVIFLORA RED YUCCA	5 G
RAJIA YAU MII TIRADIATA	1 G

DESERT MARIGOLD  
LANTANA -GOLD/PURPLE LANTANA  
'SPREADING SUNSET' 50 %-50  
CONVOLVULUS MAURITANICUS  
GROUND MORNING GLORY

DECOMPOSED GRANITE 'DESERT  
CORAL'-KILAUEA CRUSHERS, INC.-  
GLENDALE ARIZONA 602-843-1883

LANDSCAPE NOTES

[illegible]



10. BUILDING ADDRESS - MATCH EXISTING.

- |                      |                              |
|----------------------|------------------------------|
| 116-2 SPICE IVORY    | 504R BRONZE                  |
| 118-4 SHELL FLOWER   | WATCH ADJACENT MANSORY BANDS |
| 306-7 RAGGED EDGEMEN | 116-2 SPICE IVORY            |
| 507-7 BENTWICH       | WATCH ADJACENT MANSORY BANDS |
|                      | WEATHERED ZINC               |
|                      | 507-7 BENTWICH               |